

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 103.3 (A00.3.B.3) to permit a side yard setback of 50 feet in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Unable to build 62' long building, with 50' setback.
2. Front of house would face back of neighbors house.
3. With 50' setback, 62' house would interfere with septic.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

Richard J. Nagrabski
(Type or Print Name)
Signature
Address
City and State

Donna F. Nagrabski
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:

(Type or Print Name)
Signature
Address
City and State

Attorney's Telephone No.: 43 Fort Hoyle Rd. 679-5220
Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of November, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of December, 1986, at 10:00 o'clock A.M.

David Fields, Acting Chief
Current Planning and Development

(over)

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 137, 138, 140, 141, 142, 143, 144, 145, 146, 147, 148, and 149.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

NOVEMBER 19, 1986

Re: Zoning Advisory Meeting of OCTOBER 21, 1986
Item # 141
Property Owner: RICHARD J. NAGRABSKI
Location: E/S SHANE VALLEY CT. 778
S. & ANDERSON RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 10/15/86.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is re-evaluated annually by the County Council.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

MICROFILMED

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

October 20, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Richard J. Nagrabski
Location: E/S Shane Valley Court, 778 ft. S centerline
Item No.: 141 Zoning Agenda: Meeting of Oct. 21, 1986

Citemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☐ 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

MICROFILMED

IN RE: PETITION FOR ZONING VARIANCE
E/S Shane Valley Court, 778 ft. S of the c/l of Anderson Rd.
19 Shane Valley Court
7th Election District
Richard J. Nagrabski, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-243-A

The Petitioners herein request a zoning variance to permit a side yard setback of 30 feet in lieu of the required 50 feet.

Testimony by one of the Petitioners indicated that they propose to build a new home and the proposed residence cannot be placed further to the rear of the property because of the location of the septic area. The steep slope of the topography towards the rear of the property does not allow the septic area to be placed any further back. In addition, the property adjacent to the requested variance is a 12.2 acre farm which cannot be further subdivided. The dwelling on that property is approximately 200 feet away from the property line.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of December 1986, that the herein request for a side yard setback of 30 feet, in accordance with the plan submitted, be and is hereby GRANTED, from and after the date of this Order.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

MICROFILMED

ORDER RECEIVED FOR FILM

DATE 12/10/86 BY [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition Nos. 87-224-A, 87-225-A, 87-230-A, 87-231-A, 87-235-A, 87-236-A, 87-237-A, 87-241-A, 87-243-A and 87-245-SpH

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:sib

Norman E. Gerber, AICP
Director

CPS-008

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 15, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Richard J. Nagrabski
43 Fort Hoyle Road
Joppa, Maryland 21085

RE: Item No. 141 - Case No. 87-243-A
Petitioner: Richard J. Nagrabski, et ux
Petition for Zoning Variance

Dear Mr. Nagrabski:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

November 3, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 141 Zoning Advisory Committee Meeting are as follows:
Property Owner: Richard J. Nagrabski
Location: E/S Shane Valley Court, 778 ft. S c/l Anderson Road
District: 7th.

APPLICABLE TYPES ARE CIRCLED:

- 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 87-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- 2. A building and other miscellaneous permits shall be required before the start of any construction.
- 3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- 4. Commercial: Three sets of construction drawings are required by a registered in Maryland architect or engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- 5. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built 20' or more interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall.
- 6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- 7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- 8. When filing for a required Change of Use/Occupancy Permit, an alternative permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural is to Mixed Use _____ See Section 312 of the Building Code.
- 9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 316 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the first floor levels including basement.
- 10. Comments:
- 11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 106 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Building Plans Section

L/27/86

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

ZONING DESCRIPTION

Being known and designated as Lot No. 24, as shown on the plat entitled "Plat One, Shane Valley," which Plat is recorded among the Land Records of Baltimore County in PLAT BOOK EHK, jr. No. 40, folio 48. Also known as 9 Shane Valley Ct. in the 7th election district.

PETITION FOR ZONING VARIANCE

7th Election District

Case No. 87-243-A

LOCATION: East Side of Shane Valley Court, 778 feet South of the Centerline of Anderson Road (9 Shane Valley Court)

DATE AND TIME: Tuesday, December 23, 1986, at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 30 feet in lieu of the required 50 feet.

Being the property of Richard J. Nagrabski, et ux, as shown on plat plan filed with the Zoning Office.

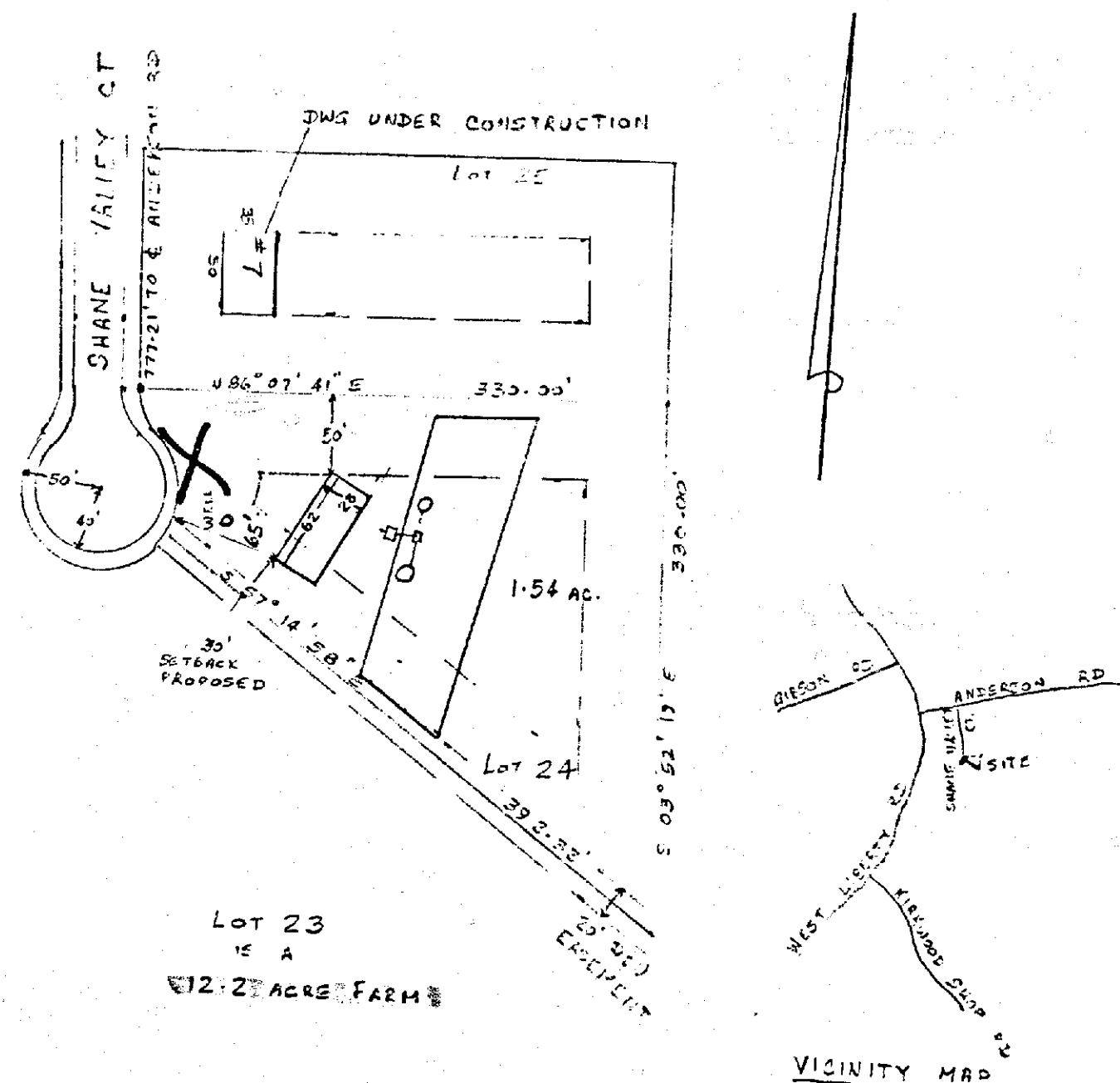
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICROFILMED

ZONING DESCRIPTION

Beginning on the east side of Shane Valley Ct. 50' wide, at the distance of 790' south of the centerline of Anderson Road. Being known and designated as Lot No. 24, as shown on the plat entitled "Plat One, Shane Valley," which Plat is recorded among the Land Records of Baltimore County in Plat Book EHK, jr. No. 40, folio 48. Also known as 9 Shane Valley Ct., in the 7th election district.



PLAT FOR ZONING VARIANCE - RICHARD J. & DONNA F. NAGRABSKI
LOT 24 "SHANE VALLEY"
PLAT ONE BOOK EHK, jr. 40,
FOLIO 48.

1" = 100'
7TH DISTRICT OFFICE COPY
RC2 ZONE
(RECORDED AS R.D.P.)

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 24, 1986

Mr. & Mrs. Richard J. Nagrabski
43 Fort Hoyle Road
Joppa, Maryland 21085

RE: Petition for Zoning Variance
E/S Shane Valley Court, 778'
S of the c/l of Anderson Road
(9 Shane Valley Ct.)
7th Election District
Case No. 87-243-A

Dear Mr. & Mrs. Nagrabski:

Enclosed please find a copy of the decision rendered on the above-referenced Petition. Your request for a zoning variance has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

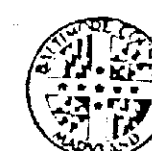
JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 17, 1986

Mr. Richard J. Nagrabski
Mrs. Donna F. Nagrabski
43 Fort Hoyle Road
Joppa, Maryland 21085

RE: PETITION FOR ZONING VARIANCE
E/S Shane Valley Ct., 778' S of the c/l of
Anderson Rd. (9 Shane Valley Ct.)
7th Election District
Richard J. Nagrabski, et ux - Petitioners
Case No. 87-243-A

Dear Mr. and Mrs. Nagrabski:

This is to advise you that \$65.37 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the Treasurer, Baltimore County, Maryland, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 025754

DATE	12/23/86	ACCOUNT	87-243-A
SIGN & POST TO BE RETURNED			
AMOUNT \$ 65.37			
RECEIVED FROM Mr. Richard J. Nagrabski, 43 Fort Hoyle Rd., Joppa, Maryland 21085			
FOR ADVERTISING & POSTING COSTS RE CASE #87-243-A			
FOR			
VALIDATION OR SIGNATURE OF CASHIER			

MICROFILMED

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Shane Valley Ct., 778' :
S of C/L of Anderson Rd. : OF BALTIMORE COUNTY
(9 Shane Valley Ct.) :
7th District :

RICHARD J. NAGRABSKI, et ux, : Case No. 87-243-A
Petitioners :
: : : : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of November, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Richard J. Nagrabski, 43 Fort Hoyle Rd., Joppa, MD 21085, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

MICROFILMED

Mr. Richard J. Nagrabski
Mrs. Donna F. Nagrabski
43 Fort Hoyle Road
Joppa, Maryland 21085

November 14, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E/S Shane Valley Ct., 778' S of the c/l
of Anderson Rd. (9 Shane Valley Ct.)
7th Election District
Richard J. Nagrabski, et ux - Petitioners
Case No. 87-243-A

TIME: 10:00 a.m.

DATE: Tuesday, December 23, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 025559

DATE	12/14/86	ACCOUNT	87-243-A
AMOUNT \$ 35.00			
RECEIVED FROM RICHARD J. NAGRABSKI			
FOR FUND 200 FOR VARIANCE 11/14/86			
FOR			
VALIDATION OR SIGNATURE OF CASHIER			

MICROFILMED

PETITION FOR ZONING VARIANCE
7th Election District
Case No. 87-243-A

LOCATION: East Side of Shane Valley Court, 778 feet South of the Centerline of Anderson Road (9 Shane Valley Court).

DATE AND TIME: Tuesday, December 23, 1986, at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 30 feet in lieu of the required 50 feet.

Being the property of Richard J. Nagrabski, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

12011 Dec. 4

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 4, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 4, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

87-243-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of November, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Richard J. Nagrabski, et ux
Petitioner's Attorney _____

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

MICROFILMED

24.75

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., _____, 19____

THIS IS TO CERTIFY that the annexed _____ was published for _____ successive weeks/days previous to the _____ day of _____, 19____, in the

- ☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
- ☐ Randallstown News, a weekly newspaper published in Baltimore County, Maryland.
- ☐ Community Times, a weekly newspaper published in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

PETITION FOR ZONING VARIANCE
7th Election District
Case No. 87-243-A

LOCATION: East Side of Shane Valley Court, 778 feet South of the Centerline of Anderson Road (9 Shane Valley Court).

DATE AND TIME: Tuesday, December 23, 1986, at 10:00 a.m.

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Being the property of Richard J. Nagrabski, et ux, as shown on the plat plan filed with the Zoning Office.

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Per *[Signature]*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland 87-243-A

District 7th Date of Posting 11/1/86

Posted for: Richard J. Nagrabski, et ux

Petitioner: Richard J. Nagrabski, et ux

Location of property: East Side of Shane Valley Ct., 778 ft. S. of Anderson Rd.

Location of Signs: On the property

Remarks: _____

Posted by [Signature] Date of return: 11/1/86

Number of Signs: 1

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